



Project Cost Model - Summary

Brattleboro Retreat - Tyler 1 Renovation

		Conceptual		15-Jun-09
	Area Summary (GSF) Beds	9,400 16	% of total	Comments
A.	Construction Costs (Note 1)	\$ 2,752,623	64.4%	
B.	Services	\$ 478,538	11.2%	
C.	Permits	\$ 14,945	0.3%	
D.	Testing & Abatement	\$ 10,000	0.2%	
E.	Fixtures, Furniture & Equipment	\$ 200,000	4.7%	
F.	Legal, Financing & Insurance	\$ 277,526	6.5%	
G.	Owner Contingency & Escalation	\$ 539,286	12.6%	
	Total Project Costs	\$ 4,272,918	100.0%	

Overall \$\$/SF: \$455
\$\$/Bed: \$267,057

Notes:

1. Construction cost includes labor, materials, equipment and CM staff to complete the construction